



# Town of Merrimack, New Hampshire

Community Development Department

6 Baboosic Lake Road

Town Hall - Lower level - East Wing

Planning - Zoning - Economic Development - Conservation

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## RESULTS OF MERRIMACK ZONING BOARD OF ADJUSTMENT

WEDNESDAY, SEPTEMBER 28, 2016

**Zoning Board Members Present:** Patrick Dwyer; Fran L'Heureux; Leonard Worster

**Zoning Board Members Absent:** Tony Pellegrino; Richard Conescu; Lynn Christensen

**Staff Present:** Robert Price, Assistant Planner

### 1. Call to Order

*Patrick Dwyer called the meeting to order at 7:00 p.m., and designated Leonard Worster to sit for Lynn Christensen.*

### 2. Roll Call

*Patrick Dwyer led the Pledge of Allegiance. Fran L'Heureux read the preamble and swore in members of the public who would be testifying.*

*The Board agreed to take up Agenda Item #4 before Item #3 due to the fact that the petitioner expressed a desire to postpone their hearing until the Board's next meeting.*

4. **Chad Brannon, PE of Fieldstone Land Consultants, PLLC. (petitioner) and Brett W. Vaughn Revocable Trust (owner) — Variances under Section 3.02 of the Zoning Ordinance to permit an 11-lot subdivision with a lot with an area of 89,733 s.f. whereas 100,000 s.f. is required, a lot with a frontage of 107.80 feet whereas 250 feet is required, a lot with a frontage of 75 feet whereas 250 feet is required and a lot 8 with a frontage 89.20 feet whereas 250 feet is required. The parcels is located at 123 Wilson Hill Road in the R-1 (Residential) District by Zoning Map. Tax Map 4A, Lot 023. Case # 2016-32, 33, 34, and 35.**

Applicant was represented by: Gregory Michael, Bernstein Shur, Sawyer & Nelson, P.A.; Chad Brannon, P.E. of Fieldstone Land Consultants, PLLC; and Brett Vaughn, 123 Wilson Hill Road.

*At the petitioner's request and because only three voting members were present, the Board announced the postponement of this hearing until October 26, 2016.*

3. **Peter and Linda L'Ecuyer (petitioners/owners) — Variances under Section 2.02.1.A.4 (E)\* and (F)\* of the Zoning Ordinance to permit an 1,104 s.f. ADU (Accessory Dwelling Unit) whereas 1,000 s.f. is allowed and for a 192 s.f. external connection to the ADU whereas an internal connection is required. The parcel is located at 7 Paige Drive in the R (Residential) District. Tax Map 7D, Lot 043. Case # 2016-30 and 31. (\*Sections from posted Zoning Amendments currently before the Town Council for final adoption.)**

Applicant was represented by: Peter & Linda L'Ecuyer, 7 Paige Drive.

*Public Comment was received via letter from Brian & Pauline Landrigan, 4 Paige Drive; and Jeffrey & Kirsten Boucher, 5 Paige Drive.*

*The Board voted 3-0-0 to grant the Variances, on a motion made by Fran L'Heureux and seconded by Leonard Worster.*

**4. Discussion/possible action regarding other items of concern**

*The Board voted 3-0-0 to accept the proposed 2017 meeting schedule as printed, on a motion made by Leonard Worster and seconded by Fran L'Heureux.*

**5. Approval of Minutes – August 31, 2016.**

*The Board agreed to postpone approval of the August 31, 2016 minutes until the October 26, 2016 meeting.*

**6. Adjourn.**

*The Board voted 3-0-0 to adjourn, on a motion made by Fran L'Heureux and seconded by Leonard Worster. The meeting adjourned at 7:38 p.m.*